



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1,371	155,446
FGR	440	55	242	27,438
FOP	30	30	9	1,021
PTO	252	5	13	1,474
USP	198	30	59	6,689
TOTALS	2,291		1,694	192,067

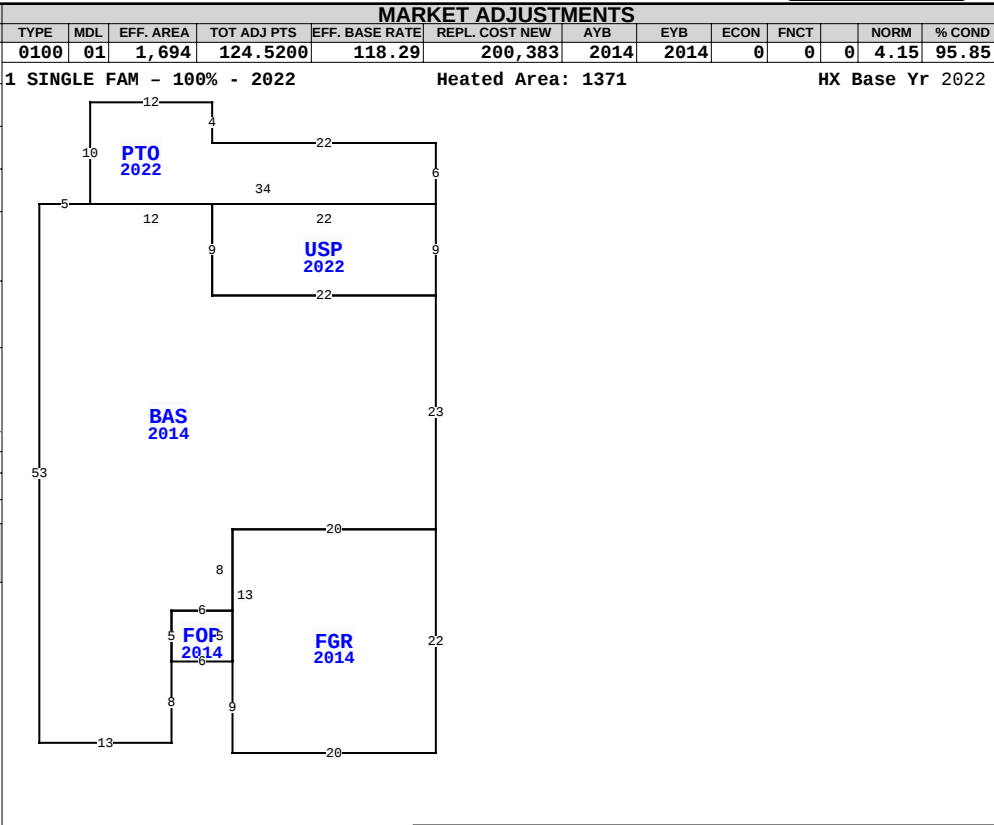
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	685.00	SF	6.50	6.50	100	2014	2014	3	95	4,230	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2022	2022	3	99	2,851	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	
4	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2022	2022	3	98	2,352	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/14/2022 BY DJ



96461 COMMODORE POINT DR, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 9,730

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		192,067
TOTAL MARKET OB/XF VALUE		9,730
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,797
SOH/AGL Deduction		22,756
ASSESSED VALUE		234,041
TOTAL EXEMPTION VALUE	WX HX HB	55,000
BASE TAXABLE VALUE		179,041
TOTAL JUST VALUE		256,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015274	ADDITION	5,928	11/04/2021
B1327927	CO ISSUED	0	04/11/2014
B1327927	NEW CONSTR	173,352	10/01/2013

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/0228	6/25/2021	WD	Q	I	02	248,000

GRANTOR: GENTRY FELIX JR & LYZ
GRANTEE: DIXON DAVID J & LIS
2132/1161 7/10/2017 WD Q I 01 164,900
GRANTOR: HERTIG JAMES A & DIER
GRANTEE: GENTRY FELIX JR & L

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W22 N4 W12 S10 BAS=[YR=2014] W5 S53 E13 N8
FOP=[YR=2014] E6 FGR=[YR=2014] S9 E20 N22 W20 S13 \$ N5 W6
S5 \$ N5 E6 N8 E20 N23 USP=[YR=2022] N9 W22 S9 E22\$ W22 N9
W12\$ E34 N6\$.